

Adopted at Meeting of 5/16/74

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF REDEVELOPER AND  
PROPOSED DISPOSITION OF PARCELS R-7D and R-7E

IN THE CHARLESTOWN URBAN RENEWAL AREA  
PROJECT NO. MASS. R-55

---

WHEREAS the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS Ralph W. and Theresa Caldwell have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcels R-7D and R-7E;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Ralph W. and Theresa Caldwell be and hereby are designated as redevelopers for Disposition Parcels R-7D and R-7E in the Charlestown Urban Renewal Area, subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development.
- b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. Completion of improvements within 6 months from date of conveyance.



2. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

3. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

4. That it is hereby determined that Ralph W. and Theresa Caldwell possess the qualifications and financial resources necessary to undertake the development of this land in accordance with the urban renewal plan.

5. That the Director is hereby authorized for and on behalf of the Authority to execute and deliver a Land Disposition Agreement for Disposition Parcels R-7D and R-7E between the Authority as seller and Ralph W. and Theresa Caldwell as buyers in consideration of that purchase price in which HUD concurrence has been received, and the buyers' agreement to continue to maintain the parcel, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.

6. That the Director is further authorized to execute and deliver deed conveying said parcel pursuant to such disposition agreement; and that the execution by the Director of such agreement and deed to which a certificate of vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

7. That the Director is further authorized to grant, to and for the benefit of the abutting land-owners such easements of access and travel over Disposition Parcels R-7D and R-7E as the Director shall deem necessary or appropriate, such easement grants to contain such terms and conditions as the Director shall deem proper and in the best interests of the Authority.

8. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004).





PARCEL R-7D  
R-7E

LOCATION r. 36-38 St. Martin

USE Yard space

DU's

R-7D - 701 sq. ft.

AREA R-7E - 977 sq. ft.

WIDTH

DEPTH

ACCESS

PARKING

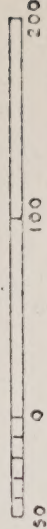
ZONING

NOTES:

PARCELS, BOUNDARIES AND AREAS BASED ON  
CITY ASSESSOR'S MAPS AND APPROXIMATE,  
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROLS  
SEE:

CHARLESTOWN URBAN RENEWAL PLAN  
PROJECT NO. MASS. R-55  
BOSTON REDEVELOPMENT AUTHORITY  
FEBRUARY 25, 1965.



DISPOSITION

PARCELS

DATE:

Charlestown  
Urban Renewal Area  
Recesses R-55



May 16, 1974

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN MASS. R-55  
Disposition Parcels R-7D and R-7E  
Final Designation of Developer for Small Parcel

Disposition Parcels R-7D and R-7E are small parcels at the rear of 36 and 38 St. Martin Street in the Charlestown Urban Renewal Area. Both abutters to these parcels were notified of their availability in accordance with the "Policies and Procedures for the Sale of Small Parcels" which were adopted by the Authority on November 18, 1966.

A letter of interest was received from one abutting owner and, since no interest was finally expressed by the other abutter, he expressed interest in developing both parcels for off-street parking and landscaping.

Parcel R-7D contains approximately 701 square feet and R-7E contains approximately 977 square feet, totaling 1678 square feet of land in both.

It is recommended that the Authority adopt the attached resolution designating Ralph W. and Theresa Caldwell of 36 St. Martin St., Charlestown, as redevelopers of Disposition Parcels R-7D and R-7E.

ATTACHMENT

